

APPENDIX B

MIAMI METROZOO DEVELOPMENT ORDER CONDITIONS AND RESOLUTIONS TO AMEND THE DRI

SECTION	RESOLUTIONS
B-1	R-1206-75
B-2	R-1207-75
B-3	R-771-84
B-4	Z-169-86

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B-1
R-1206-75

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RESOLUTION NO. R-1206-75

RESOLUTION APPROVING GENERAL MASTER PLAN
AND AUTHORIZING THE CONSTRUCTION, ERECTION
AND OPERATION OF A NEW ZOOLOGICAL PARK

WHEREAS, this Board desires to accomplish the purposes outlined in the memorandum from the County Manager, a copy of which is attached to this Resolution, for the reasons delineated therein,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA, that this Board approved the General Master Plan for a new Zoologic Park:

Section 1. This Board hereby finds and declares that the construction, erection and operation of a Zoologic Park is necessary to provide for and protect the public health, safety and welfare of the citizens and residents of Metropolitan Dade County, Florida, and in so finding, has considered among other factors, the type of function involved, the public need therefor, the existing land use pattern in the area, alternative locations for the facility and the nature of the impact of the facility on the surrounding property.

Section 2. This Board approved the recommendations in the attached memorandum and authorizes the County Manager to take appropriate action to accomplish them.

The foregoing Resolution was offered by Commissioner

Clara Osterle, who moved its adoption. The motion was seconded by Commissioner James F. Redford, Jr., and upon being put to a vote, the vote was as follows:

Neal F. Adams	Aye
Harry P. Cain	Aye
Sidney Levin	Aye
Clara Osterle	Aye
Beverly B. Phillips	Aye
James F. Redford, Jr.	Aye
Sandy Rubinstein	Aye
Harvey Mavin	Aye
Stephen P. Clark	Aye

RA0/db/so

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The Mayor thereupon declared the Resolution duly passed and
adopted this 18th day of November, 1975.

DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

RICHARD P. BRIDGES, Mayor

Approved by County Attorney as
to facts and legal sufficiency R A G

By:


Deputy Clerk

149 1853

MEMORANDUM

Agenda Item No. 2(c)

107.07-17A

TO Honorable Mayor and Members
Board of County Commissioners

DATE November 18, 1975

FROM

R. Ray Goode
County Manager

SUBJECT Request for Approval
Zoological Park Master
Plan & Authorization for
Construction, Erection &
Operation of Zoological Park

In the General Obligation Bond Issue of 1972, provisions were made for the construction of a new Zoological Park and a Metropolitan Park to be located in the South Dade area. These facilities will be located on the old Richmond Naval Base, which has been declared as surplus property by the United States government. Title to this land passed to Dade County from the United States on October 7, 1974. The site contains 1,010 acres of which 740 acres will be utilized for the new Zoo.

ZOOLOGICAL PARK DESIGN

A General Master Plan has been prepared utilizing three circular lobe display areas as the basic design concept. Each lobe will represent a continent or continents and display those animals which are native to the particular geographic area. Display areas will stress the "natural" settings, utilizing native landscaping in coordination with man-made structures. It is thought that this concept will add to the overall aesthetics of the Zoo, promoting a more pleasurable experience to Zoo visitors. This concept is certainly more stimulating than the standard caged displays found in the greater majority of zoos in the world. A monorail system has been incorporated into the plan to enable the Zoo visitor to view the various displays from a optimal vantage point and also to maximize the number of persons who will be able to utilize this facility on any one given day. In addition, a network of walkways and mini-parks have been incorporated into the plan to allow patrons and visitors, at their leisure, to walk through the complex and view the animals. Information booths and several buildings that will house those animals which cannot be displayed in a natural setting have also been included in this plan. Necessary service areas include entrance ways and parking lots to accommodate 5,000 automobiles. The plan presented before you incorporates advanced zoological design concepts, while allowing for flexibility in specific location and siting of the facilities.

COST ESTIMATES

A cost estimate has been prepared by the consultants which reflects the entire cost of implementing the General Master Plan as presented to you. The estimated cost of this project is \$41.0 to \$46.5 million dollars. The detailed estimate is as follows:

Lobes 1 & 2

Entry - Exit Exhibit Area	\$ 1,417,000
Asian Jungle	3,736,000
Asia	2,553,000
Eurasian Steppes	501,000
Europe	1,787,000
African Jungle	3,412,000
African Veldt	4,872,000
African Desert	816,000
Future Display	327,000
Arctic	701,000
Restaurant	492,000
SUB-TOTAL	\$20,614,000

Support Facilities - Entrance roads from
Coral Reef & Eureka Drive with landscaping,
moat crossing, lighting, irrigation, parking
lot, off-site water & sewer facilities, Richmond
Drive service road, perimeter service road,
service complex, pedestrian walkways & adminis-
trative building

Contingencies - 10%

TOTAL COST FOR LOBES 1 & 2

8,057,500
2,867,000
\$31,538,000

Lobe 3 - Americas & Australia
ESTIMATED TOTAL COST

149 x 1854

\$10 - \$15,000,000
\$41 - \$46,538,000

Due to the size of this complex, a "people mover system" will be necessary. At this time no funding is available, but an alternative source is being considered. This source would be for Dade County to enter into a lease agreement with a private enterprise for the construction and operation of this facility. Several types of systems are available and have been studied with cost estimates being prepared on two of them. An at-grade tram system would cost approximately \$1 million; this would be an electrical or gasoline powered tram system much the same as is used by other zoos and amusement parks. A medium capacity, high-level viewing system has also been studied. This would be a monorail system that would have a 2,000 person per hour viewing capability and would cost approximately \$11,000,000. Contracts with various private interests as to lease agreements and arrangements have not been made as of this date.

FUNDING

The Decade of Progress Bond Issue provides 8 million dollars for the Zoological Park to be utilized for design, construction and animal acquisition. To complete the Master Plan presented to you today, funds totalling 38 million dollars must be acquired. Several sources of funding are available to the County, but as of yet no decisions have been made as to the exact sources. A concerted effort will be launched to explore and tap all resources available at the local, State and Federal levels. In addition, many private agencies and interested parties will be contacted to provide both financial and administrative help in the search for funds. The Zoo will produce revenues from admissions, concessions, and animal breeding and subsequent sales of these animals which will fund the operational costs and produce a profit. This profit can be utilized for future improvements through the issuance of Revenue Bonds with the ultimate goal being completion of the Master Plan.

PHASING OF CONSTRUCTION

On July 16, 1975, the County Commission approved Resolution No. R740-75, which approved the erection of a quarantine building, the boundary fence and the digging of a moat around the Zoo. A contract has been let and construction begun with a completion date of May, 1976. In addition, consulting services have been approved by the Commission in 1974 in Resolution No. R-1239-74. Approximately 1.5 million dollars have been earmarked leaving 6.5 million for actual construction.

Construction will begin on the first two lobes in March or April, 1976 with an estimated completion date of mid 1978. The first two lobes will be a phased down version of the General Master Plan and be constructed within the existing 6.5 million dollar budget for construction. Animal stock will come from those animals currently housed at Crandon Park Zoo and will be augmented by the purchase, or exchange, of animals for the African and Asian Exhibits.

Consultants have prepared a revised cost estimate of the first two lobes, that is as follows:

Entry Exhibit Area & Support Facilities	\$3.0 Million
African & Asian Exhibit	4.1 Million

Cost overruns of approximately \$600,000 are reflected in this estimate and additional revenues will be generated from interest on bond revenue.

The two lobes will be constructed in order to accommodate exhibits being added as additional funds become available from sources previously described. This may be accomplished over a 5 to 10 year period as monies become available and additions are added in accordance with the General Master Plan. Financing and construction of the third lobe, Americas & Australia, may take an additional five years.

The initial phase of development of the two lobes and the entrance exhibit area will encompass an area of approximately 125 acres which is five times the size of the present 25-acre Crandon Park Zoo site. Completion of the first two lobes and entrance area will total approximately 200 acres (eight times the size of the Crandon Park Zoo); ultimate completion of the three lobes, including Americas and Australia, as well as the buffer vista area will total approximately 430 acres of an active Zoological Park or seventeen times the size of the present Crandon Park Zoo.

Amenities that are indicated in the General Master Plan but are not part of the initial construction (such as a restaurant and gift shops) may be added through concession lease agreements.

COMPLIANCE WITH STATE LAW

The Florida Land and Water Management Act requires several steps before any Development of Regional Impact (DRI) be allowed to proceed with construction. This project has met the threshold requirements for a DRI review by the South Florida Regional Planning Council (SFRPC). The project was reviewed and approved on October 6, 1975, by the SFRPC. The next step for completing compliance with this Act is for the authority to approve or disapprove the project. The County's Developmental Impact Committee (DIC) has reviewed this project; their report and recommendation for approval is attached. A separate resolution is submitted for this approval accepting the action taken by the SFRPC. Following approval of this resolution, the SFRPC will issue notice to proceed for this project. That action will set the stage for one of the largest projects ever undertaken by Dade County. The net impact it will have on the region will be substantial with the initial construction providing jobs for many who are currently unemployed. Additional long-range benefits can be assumed as tourism is stimulated with the advent of an attraction of this magnitude. Increased tax revenues from the tourist dollars and increased services in the South Dade area to accommodate the increase in tourism, will have a positive economic impact.

Economics play an important role, but the impact this facility will have on the national prestige of Dade County is immeasurable. Many intangible benefits will also be derived, such as the performance of zoologic research and advancement of this science. The finished product will blend itself into not only being a facility for leisure activities, but also for vital zoologic research. Another benefit not easily measured is the social enjoyment such a facility will provide as a unique structure within the urban environment.

It is recommended that the following be accepted and authorized:

1. Approval of the General Master Plan to include all three lobes.
2. Authorization for the construction, erection and operation of the Zoological Park in accordance with the General Master Plan.
3. Approve the resolution accepting the report and recommendation of the SFRPC.

It is respectfully recommended that the Board of County Commissioners approve the attached resolution.

RRG/DIC:skl

Attachment

MEMORANDUM

TO: Honorable Mayor and Members
Board of County Commissioners

DATE: November 13, 1975

FROM: Developmental Impact Committee

SUBJECT: Recommendation on Hearing;
75-645; Dade County Zoological
Park and Metropolitan Park

The Request

Approval for development of a County site into a Zoological Park with exhibits and necessary supporting structures and facilities as required by the Florida Environmental Land and Water Management Act for all Developments of Regional Impact (DRI).

Recommendation

Approval

Summary

The applicant, Dade County Parks and Recreation Department, has agreed, to meet the concerns of the Executive Council of the Developmental Impact Committee (DIC). In addition, this application has been unanimously approved by the South Florida Regional Council. This review is required by the Florida Environmental Land and Water Management Act for all Developments of Regional Impact. The plans meet with the approval of all the staff and all concerns of the Departments have been included as an attachment to this report.

Background

The cost of the development has been significantly aided by the donation of the 1010 acre site to Metropolitan Dade County by the Federal Government in October, 1974.

Development of the new Zoo will be a major Decade of Progress Project covering approximately 740 acres of what was formerly part of the Richmond Naval Air Base. Other public agencies occupying the former base are the branches of the United States military services, the United States General Services Administration, National Park Services, and the Dade County School Board. The Zoo will be augmented by an adjoining Metropolitan Park Facility (75-GF-42) to the south. Land uses in the general area, excluding the public facilities consists of low-density residential developments to the northeast, east and southeast with suburban residential and agricultural uses to the north, west and southwest. Some soil mining activity is evident to the northwest. Two large scale residential developments in this northeast area (Rabcock and Arvida) are now scheduled for public hearings. The general three square mile area to the southwest of the proposed zoo-park facility is now scheduled for public hearing. The general three square mile area to the southwest of the proposed zoo-park facility will be subject to land use re-evaluation during the coming year. In the course of the review, serious consideration will be given to the matter of assessing uses which will be compatible to the Zoo operation as well as the community as a whole. This consideration may be reflected in a recommendation for restricting agricultural uses dealing with animal husbandry.

The impact assessments of the Zoological Park and South Dade Metropolitan Park have been unanimously approved by the South

Florida Regional Planning Council. This approval is required by the Florida Environmental Land and Water Management Act, for all Developments of Regional Impact.

Comments and Major Concerns

Site Plan Analysis:

Aside from the positive DIC procedural aspects of the project, the review raised some questions as to the design related elements of the Zoo plan. The basic objective to create as natural a setting as possible is a valid one but this objective should be tempered with the realization that total "recall" of any setting is not possible or is necessary to establish a proper frame of reference for viewing. If the above focus towards artificiality is indicative of the basic theme of the Zoo, there would be serious concern with the final product and what it represents in terms of our area's image.

The specifics or details of any plan is representative of the general design concept and because of this, it is hoped that special consideration be given to a design approach which would stress design unity and integrity and delegate the superficiality to other uses.

The three lobe design concept which was indicated to be dictated by the functional requirements of the monorail has inherent flexibility for incorporating the Zoo geographic theme. However, its juxtaposition with the main pedestrian walkways may result in a sameness of viewing experience for those who wish to try both modes of travel. It has been indicated that this can be overcome if this aspect of the plans are kept in focus throughout the development stages.

The above two considerations are indicative of the need to resolve specific design aspects of the Zoo facilities as development progresses.

Ordinance Number 75-47 charges the Developmental Impact Committee to address applications with respect to (1) conformance with all applicable plans; (2) environmental impact; (3) impact on the economy; (4) impact on essential services; and (5) impact on public transportation facilities and accessibility.

The following comments address these specific charges with regard to the subject application:

1. Conformance with all Applicable Plans -- The development of the zoo and park has been contemplated ever since the United States Government property had been declared surplus. Pre-planning of the site has been closely coordinated with the derivation of the Comprehensive Development Master Plan and therefore is in full accord with the adopted policies of the Master Plan.

The proposed zoo/park is located within the Environment Protection Guides development zone. No significant negative impact is anticipated to the environment during its construction or as a result of its operation or upon its completion.

The Zoological Park and Metropolitan Park conforms with the approved 1970 Open Space Master Plan.

As a major programmed improvement, the zoo and park facilities are integral elements of the Comprehensive Development Master Plan. Because of its speciality, the Zoo will generate demands for other uses which may or may not be totally compatible

with the community. The relevance of the guidelines for development is more pertinent to this potentiality than to the zoo/park complex in itself.

2. Environmental Impact -- As stated in the DRI Report and Staff Report of the South Florida Regional Planning Council, the proposed Zoological Park and Metropolitan Park will not have a significant adverse environmental effect. However, several items of environmental concern were touched upon by the Department of Environmental Resources Management (DERM).

Plans call for all animal wastes from the Zoo be composted on site. An impervious ground surface and overhead cover will be the method used to keep untreated compost from leaching into the ground or entering into surface water runoff during storms. The compost site would be connected to the drainage system to transport excess liquid off site to the public sewerage system. Additional mention should also be made of some other problems associated with composting. A significant problem is the survival of pathogenic organisms in the compost. This fact magnifies the importance of providing proper leachate disposal in the design and operation of the compost facilities.

In addition to the survival of animal pathogenic organisms in the compost, of utmost importance is the problem that exists with disease vectors. These disease-carrying vectors may be present as flies, rodents, roaches and other such creatures. The compost area should be protected against these pests coming in contact with the compost material so that pathogenic organisms contained therein will not proliferate throughout the community. It must be anticipated that a certain amount of downtime will occur, that certain breakdowns will occur during the life of the plant and that emergency alternative measures must be available to minimize the inherent odor and visual nuisances.

The proposed lakes and moats are also items with possible environmental impact. The depths of the lakes will vary from very shallow ranging in depth between eighteen and thirty-six inches to deeper lakes with depths in the vicinity of the 40 foot recommendation maximum.

The shallow lakes will be lined with an impermeable plastic film thereby preserving the water quality of both the aquifer and the lake itself. The water quality in the deeper lakes will be protected from storm water runoff by incorporating the use of anti-pollution drainage structures minimizing the possible flow of contaminants that could degrade the quality of the receiving lake waters.

Furthermore, the immediate areas surrounding the lakes will contain a swale and berm system that will also protect the water quality against contaminants contained in initial storm water runoff.

The majority of moats will be dry year round, however, others will be wet and dry and still others will be wet year round. Similar to the proposed lakes, the small moats will be lined while deeper moats will be excavated to depths well below the groundwater. The same techniques to be utilized in protecting water quality of lakes shall be utilized with the moats. Even though protection against contamination of the proposed surface waters has been considered, it is anticipated that these waters will eventually degrade. It is recommended, therefore, that additional provision be incorporated into the project for upgrading water quality in the lakes.

Still another item of environmental impact is that of the non-potable water supply. Non-potable water supply needs, including animal water and irrigation water, are to be met by wells developed on-site. The projected demand is 1.11 MGD in 1980 and 1.60 MGD in the year 2000. In that the proposed Zoological Park will have non-potable and potable water supply systems, cautionary measures should be exercised in the design of the two water systems in order to prevent any possibility of contaminating the potable water supply by cross connection.

Finally, the initial development phase of the zoo will be served by an interim septic tank system as approved by DERM. A special design feature to be provided for the protection of the groundwater will be final disinfection of the septic tank effluent by means of chlorination.

3. Impact on the Economy

The total cost of the subject project has been significantly reduced by the donation of 1010 acre site to Metropolitan Dade County by the Federal Government in October 1974. The initial phase of this project is being funded by the \$8 million of Decade of Progress bonds authorized by the electorate and interest earned on these bonds sold during the period of planning and construction. Continued development of this project is expected to be accomplished through the issuance of future revenue bonds, pledging gate receipts and concession revenues of the Zoological Park, as well as any contributions which may be made available from various organizations and any State or Federal funds for which this project may be eligible in the future.

An economic analysis performed yielding figures indicating that the zoo should be able to support itself financially and not be a burden on the local economy. Contributing factors to this desirable budgetary status is the fact that the property is County owned and therefore exempted from ad valorem property taxes. This facility is expected to be self-supporting from revenues derived from admission fees (gate receipts), as well as revenues collected from the sale of food and souvenirs, etc.

Almost 100 percent of both the construction and post-construction employees will be from the local area, with the exception of some animal specialists. The current unemployment should be alleviated by the employment of over 1100 people during the construction period. Approximately 279 full and part-time staff will be employed upon completion of the Metropolitan Park and first two lobes of the Zoo.

The Dade County area will profit from the development of the zoo and Metropolitan Park in that these should become a significant tourist attraction which is one of the area's economic base.

4. Impact on Essential Services

A. Water and Sewer Services

The proposed Dade County Zoological Park site is located within an unassigned water and sewer service area. The nearest assigned water and sewer service area is that of the Miami-Dade Water and Sewer Authority (MDWSA), which will provide the necessary potable water and sewer needs for this project.

The impact of the Zoological Park on the potable water, non-potable water and sewer service will not be felt all at once. The initial demand will be that of the proposed quarantine station which will be constructed within the next six months.

Subsequent portions of the park will require potable water, non-potable water and sewer service as the project is developed in phases.

This application represents an anticipated ultimate demand of 0.35 MGD for water and 0.40 MGD for sewer services by the year 1980.

1. Potable Water Service

The MDWASA source of water supply in this area comes from the well fields of the South Miami Heights water treatment plant located at S.W. 115 Avenue and S.W. 187 Terrace. The South Miami Heights plant is presently providing potable water which meets Federal, State and local drinking water standards, however only 0.80 MGD receives lime softening.

The current maximum rated capacity of the plant is approximately 5.8 MGD as compared to an experienced peak day demand of 3.50 MGD. Hence, there remains 2.30 MGD of available capacity for this application and other adjacent projects.

It should be pointed out that the MDWASA is planning on extending south from the Alexander Orr, Jr. water treatment plant a 48-inch transmission main down Galloway Road (S.W. 87 Avenue) to replace the water treatment facilities at South Miami Heights. This main is supposed to become available to this area by the end of calendar year 1978. This ultimate source of water supply will become part of the Authority's Alexander Orr, Jr. regional water treatment facilities and main transmission system.

Until the water service connection to the South Miami Heights water supply system is completed, the existing wells at the Richmond Naval Air Base will be used as an interim source of potable water supply.

2. Sewer Service

At present, the nearest sewerage system is approximately two miles distant and is a part of the Miami Dade Water and Sewer Authority's South Miami Heights sewer service area. The Goulds-Perrine sewage treatment facility would serve the Zoological Park, and has sufficient capacity to meet the anticipated load. Existing wastewater flows are 0.70 MGD as compared to an ultimate capacity of 6.0 MGD upon completion of a currently active construction program.

Prior to this ultimate means of wastewater disposal being available, the initial development phase of the project will be served by interim septic tank systems as approved by this office. A special design feature to be provided will be final disinfection of the septic tank effluent by means of chlorination.

3. Schools

The Zoological Park will be a major addition to the educational facilities available in Dade County, as well as being a major recreational attraction. The Science Department of the Dade County School System has found the educational program offered by the Zoological Division very beneficial and is looking forward to the expanded program which will be available at the new facility.

The School Board endorsed the development of the Metropolitan Park and Zoo by their vote on October 18, 1972, to publicly support the Park and Recreation portion of the "Decade of Progress" general obligation bond issue.

4. Parks

The new Zoological Park will be a welcome addition to the existing Dade County Cultural and Recreational facilities. When the Zoological Park and Metropolitan Park are completed, they will be the largest cultural recreational facility in Dade County. The zoo will be a passive recreational facility. The Metropolitan Park will be a combination of active and passive recreation.

5. Police

Police services for this area are provided by the South District substation. Current response time for emergency service is 5.0 minutes; 15.3 minutes for routine service. The desired police response time is two (2) minutes or less for emergencies; five (5) minutes for routine calls.

The physical lay-out of the zoo and park campgrounds, as shown on the site plan, does provide for a degree of security. Zones of influence have been created between the zoo and the overnight campgrounds.

In order to achieve an acceptable degree of safety and security additional requirements are attached for your review.

6. Fire

Two stations presently serve the area and two more will be constructed by the time the park and first phase of the zoo are ready to open in 1980. Response time to the zoo and park from the four stations will range from two (2) minutes to 12 minutes if all four facilities are needed.

7. Solid Wastes

South Dade is presently served by a sanitary landfill operation located at approximately S.W. 248 Street & 97 Avenue. Like all other sanitary landfill operations in Dade County, this operation does not meet current waste disposal regulations. Plans are presently in the process for the development of an environmentally acceptable solid waste disposal facility for the South Dade area. At such time as the new facility becomes operational, the solid waste from the Zoological Park which will temporarily be disposed at the present site will be handled at the new site.

5. Impact on Public Transportation Facilities and Accessibility

No significant transportation impact will be caused by the proposed development. The overall site plan is acceptable to DOTT provided several minor modifications are made as outlined on the attached memorandum. The Public Works Department commented upon the dedication of public rights-of-way to serve the proposed park.

The existing roadway network serving the project site is already programmed for improvement to serve the development.

A. Homestead Extension of Florida Turnpike (HEFT): Presently has the capacity to handle traffic generated by the zoo and park beyond the year 1990.

B. Eureka Drive (S.W. 184 Street): Proposed main access road to the zoo and park. Programmed for widening to 4-lanes from the zoo east to U.S.1. Will provide southern access to the site.

C. Coral Reef Drive (S.W. 152 Street): Proposed main access road to zoo and park. Will provide northern access to site. Programmed for widening to 4 lanes from the zoo east to U.S. 1.

D. Richmond Drive (S.W. 168 Street): Provide service and emergency entrance to site.

JSR:pw
Attachments

Respectfully submitted,
DIC EXECUTIVE COUNCIL

Boyd A. Arp, Chairman
Reginald Walters, Planning Department
Robert Cook, Building and Zoning Department
Colin Morrissey, DEEM
Dennis Carter, Capital Improvements

Reginald Walters
Robert Cook
Colin Morrissey
Dennis Carter

MEMORANDUM

107.07-17A

TO Boyd Arp, Chairman
Developmental Impact Committee

DATE November 3, 1975

FROM Jorge S. Rodriguez
Engineer
Environmental Resources Management

SUBJECT Zoological Park

The proposed Dade County Zoological Park site is located within an unassigned water and sewer service area. The nearest assigned water and sewer service area is that of the Miami-Dade Water and Sewer Authority (MDWSA), therefore connection to this utility system would be recommended.

The MDWSA has had preliminary negotiations with the applicant in regard to providing water and sewer service to the project, but a copy of a signed contract has not been furnished to date. Consequently, this office recommends that if this application be considered favorably, a proviso should be that an agreement for service be consummated.

The impact of the Zoological Park on the potable water, non-potable water and sewer service will not be felt all at once. The initial demand will be that of the proposed quarantine station which will be constructed within the next six months. Subsequent portions of the park will require potable water, non-potable water and sewer service as the project is developed in phases.

This application represents an anticipated ultimate demand of 0.35 MGD for water and sewer services by the year 1980.

Potable Water Service

The MDWSA source of water supply in this area comes from the well fields of the South Miami Heights water treatment plant located at S.W. 115 Avenue and S.W. 187 Terrace. The South Miami Heights plant is presently providing potable water which meets Federal, State and local drinking water standards, however, only 0.80 MGD receives lime softening.

The current maximum rated capacity of the plant is approximately 5.8 MGD as compared to an experienced peak day demand of 3.50 MGD. Hence, there remains 2.30 MGD of available capacity for this application and other adjacent projects.

149 1864

November 3, 1975

It should be pointed out that the MDWASA is planning on extending South from the Alexander Orr, Jr. water treatment plant a 48-inch transmission main down Galloway Road (S.W. 87 Avenue) to replace the water treatment facilities at South Miami Heights. This main is supposed to become available to this area by the end of calendar year 1978. This ultimate source of water supply will become part of the Authority's Alexander Orr, Jr. regional water treatment facilities and main transmission system.

Until the water service connection to the South Miami Heights water supply system is completed, the existing wells at the Richmond Naval Air Base will be used as an interim source of potable water supply.

Non-Potable Water Supply

Non-potable water supply needs, including animal water and irrigation water, are to be met by wells developed on-site. The projected demand is 1.11 MGD in 1980 and 1.60 MGD in the year 2000.

The proposed non-potable system will require a Water Management Permit from the Central & Southern Florida Water Management District (formerly Central & Southern Florida Flood Control District) and all wells must be approved by the Dade County Department of Environmental Resources Management.

In that the proposed Zoological Park will have non-potable and potable water supply systems, cautionary measures should be exercised in the design of the two water systems in order to prevent any possibility of contaminating the potable water supply by cross connection.

Sewer Service

At present, the nearest sewerage system is approximately two miles distant and is a part of the Miami-Dade Water & Sewer Authority's South Miami Heights sewer service area. The Goulds-Perrine sewage treatment facility, which would serve the Zoological Park, has sufficient capacity to meet the anticipated load. Existing wastewater flows are 0.70 MGD as compared to an ultimate capacity of 6.0 MGD upon completion of a currently active construction program.

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Prior to this ultimate means of wastewater disposal being available, the initial development phase of the project will be served by interim septic tank systems as approved by this office. A special design feature to be provided will be final disinfection of the septic tank effluent by means of chlorination.

Composting

As previously stated on the DRI Report and the Staff Report of the South Florida Regional Planning Council the animal wastes will be composted on-site.

An impervious ground surface and overhead cover will be the method used to keep untreated compost from leaching into the ground or entering into surface water runoff during storms. The compost site would be connected to the drainage system to transport excess liquid off site to the public sewerage system.

Additional mention should also be made of some other problems associated with composting. A significant problem is the survival of pathogenic organisms in the compost. This fact magnifies the importance of providing proper leachate disposal in the design and operation of the compost facilities.

In addition to the survival of animal pathogenic organisms in the compost, of utmost importance is the problem that exists with disease vectors. These disease carrying vectors may be present as flies, rodents, roaches and other such creatures.

The compost area should be protected against these pests coming in contact with the compost material so that pathogenic organisms contained therein will not proliferate throughout the community.

It must be anticipated that a certain amount of downtime will occur, that certain breakdowns will occur during the life of the plant and that emergency alternative measures must be available to minimize the inherent odor and visual nuisances.

Lakes and Moats

Although most issues of concern have been addressed by the engineering consultants for the project, certain items are worthy of mention.

The depths of the lakes will vary from very shallow ranging in depth between eighteen and thirty-six inches to deeper lakes with

November 3, 1975

depths in the vicinity of the 40-foot recommended maximum.

The shallow lakes will be lined with an impermeable plastic film thereby preserving the water quality of both the aquifer and the lake itself. The water quality in the deeper lakes will be protected from storm water runoff by incorporating the use of anti-pollution drainage structures minimizing the possible flow of contaminants that could degrade the quality of the receiving lake waters.

Furthermore, the immediate areas surrounding the lakes will contain a swale and berm system that will also protect the water quality against contaminants contained in initial storm water runoff.

The majority of moats will be dry year round, however others will be wet and dry and still others will be wet year round. Similar to the proposed lakes, the shallow moats will be lined while deeper moats will be excavated to depths well below the groundwater. The same techniques to be utilized in protecting water quality of lakes shall be utilized with the moats.

Even though protection against contamination of the proposed surface waters has been considered, it is anticipated that these waters will eventually degrade. It is recommended, therefore, that additional provision be incorporated into the project for upgrading water quality in the lakes.

JSA/ss

149 1867

DADE COUNTY PUBLIC SCHOOLS

ADMINISTRATIVE OFFICE

DR E L WHIGHAM
SUPERINTENDENT OF SCHOOLS

LINDSEY HOPKINS BUILDING
1610 N.W. 2nd AVENUE MIAMI, FLORIDA 33132

DADE COUNTY SCHOOL BOARD
DR BEN SHERRILL, CHAIRMAN
MR. STONE, MEMBER
MR. B. HENRY, MEMBER
MR. HENRY, MEMBER
MR. HENRY, MEMBER
MR. HENRY, MEMBER
MR. HENRY, MEMBER

OCT 30 1975

DEVELOPMENTAL IMPACT STUDY

By _____

October 29, 1975

MEMO TO: Mr. Boyd Arp, Chairman
Developmental Impact Committee

FROM: Carol M. Clark, Specialist
School Site Planning

SUBJECT: DRI Hearing: Metropolitan Zoological Park and
South Dade Metropolitan Park

The Zoological Park will be a major addition to the educational facilities available in Dade County, as well as being a major recreational attraction. The Science Department of the Dade County School System has found the educational program offered by the Zoological Division very beneficial and is looking forward to the expanded program which will be available at the new facility.

Access to the zoo via the Expressways and the Turnpike will make it possible for all of the County schools to utilize this facility with a minimum of time enroute.

The addition of an entrance from S.W. 152 Street will greatly reduce a potential overloading of existing streets caused by one main entrance on S.W. 184 Street.

The School Board endorsed the development of the Metropolitan Park and Zoo by their vote on October 18, 1971, to publicly support the Park and Recreation portion of the "Decade of Progress" general obligation bond issue.

The design of the Park effectively buffers the vocational school site from the traffic which will be generated by the Zoo.

Carol M. Clark
Carol M. Clark

BOX 149 M1868

MEMORANDUM

107.07-17A

TO Mr. Boyd Arp, Chairman
Developmental Impact Committee

DATE October 20, 1975

FROM *Paul C. Kelly*
P.C. Helwick, Chief
Engineering Services Division

SUBJECT DIC Hearing
Section 25,26,35,36-35-39

DADE COUNTY ZOO
DRI

This is to advise you that we made the following comments at the Developmental Impact Committee meeting for this project on October 16, 1975:

1. Dedicate a 40 foot half right of way width for S.W. 122nd Avenue.
2. Dedicate a 40 foot half right of way width for S.W. 184th Street.
3. Dedicate a 35 foot half right of way width along the western perimeter of the zoological park extending continuously from S.W. 184th Street to approximately 2,500 feet north of 168 Street.
4. Dedicate a 40 foot half right of way width for S.W. 168 Street.

CRH:BC:cm

cc: Joe Brown
John Lefley

RECEIVED

OCT 22 1975

DIRECTOR'S OFFICE

STANDARD

EXX 149 M1869

MEMORANDUM

TO: Chairperson
Developmental Impact Committee

FROM: *Harvey L. Bernstein*
Harvey L. Bernstein
Traffic Engineer
D.O.T.T.

DATE: October 31, 1975

SUBJECT: DRI - DADE COUNTY ZOO
AND SOUTH DADE METRO
PARK - 472-643

This proposal is acceptable to the D.O.T.T. provided the following modifications in the site plan are made:

1. Align on centers or separate by minimum 125 feet all driveways from the site with the existing right-of-way intersecting the periphery of this site.
2. Redesign parking area for Zoo to allow for proper search pattern as discussed at DIC Hearing.
3. Redesign main entrance onto S.W. 184 Street to provide two through left turn lanes and a right turn bay.

HLB:vj

107 81 075

ENTER INTO THE ENGINEER

BOOK 149 #1870

MEMORANDUM

107.07-17A

TO D.I.C. Chairman
909 S.E. 1st Avenue, Room 907
[Signature]
FROM Harry E. Belinger, Supervisor
Management Analysis Bureau

DATE October 14, 1975

SUBJECT Requirements For Dade County
Zoological Park and South
Dade Metropolitan Park

The following information relative to police service requirements is predicated on site plan examination and on site reconnaissance of the proposed development.

The estimated flow of people and traffic within the zoo complex is acceptable.

Most of the proposed additions to arterial road nets which are programmed within five (5) miles of the development are adequate for our response times, with one exception. The intersections of Coral Reef Drive and Eureka Drive with U.S. 1 presently shows heavy congestion during peak traffic hours. Heavy volumes of traffic generated by this development during the peak hours will necessitate additional traffic control and require additional police officers and equipment.

Police services for this area are provided by the South District substation. Current response time for emergency service is 3.0 minutes; 15.3 minutes for routine service. The desired police response time is two (2) minutes or less for emergencies; five (5) minutes for routine calls.

The physical lay-out of the zoo and park campgrounds, as shown on the site plan, does provide for a degree of security. Zones of influence have been created between the zoo and the overnight campgrounds.

In order to achieve an acceptable degree of safety and security the following requirements need consideration:

A. Zoological Park

1. Two security towers to be placed in the parking area. They need not interfere with the overall esthetic theme. The towers should have communications capability and must be locked at night.
2. The parking areas, while in use, should be patrolled to further help prevent vandalism, larceny, B & E, assaults and auto theft. - "High Visibility".
3. Rental locker spaces to provide storage of small items and valuables.
4. Use high security pad locks, where applicable, with key retaining features.

BOX 149 #1871

October 14, 1975

5. Use high security primary locks on all doors to office or storage areas (Chapter 51, South Florida Building Code).
6. Install public address system for lost children, emergencies, etc.
7. Roaming patrols, day and night.
8. T.V. surveillance in areas of security and sensitivity.
9. Proximity beams in the perimeter at nighttime.
10. Security lighting along perimeter and a lower level inside the grounds at night.

B. Problems in Overnight Campgrounds

1. Drinking
2. Domestic problems
3. Peeping toms
4. Breaking and entering
5. Larceny

Security impacts generated by this development may be handled in one of several ways:

A. Contract With a Private Security Agency

Private security guards will not have arrest powers. Their abilities to detain citizens are very limited. They cannot transport sick or injured persons to places of treatment or arrested persons to jail. Security guards cannot investigate accidents nor can they prepare police reports. The general public is knowledgeable to the above facts and will act accordingly.

B. Police Service Officers

The manpower and equipment needed:

1	Police Lieutenant @ \$22,582.26 ea.	= \$ 22,582.26
3	Police Sergeant @ 18,738.72 ea.	= 56,216.16
20	Police Officers @ 13,316.16 ea.	= 266,323.20
3	Cushman Scooters @ 4,885.00 ea.	= 14,655.00
2	Police Vehicles @ 6,375.83 ea.	= 12,751.66
	Initial Cost to Dade County	= \$372,528.28

BOX 149 #1872

D.I.C. Chairman

-3-

October 14, 1975

Whatever manpower in security is selected, consider having one (1) security personnel full time within the zoo grounds day and night. Two (2) personnel within the parking lot, one to man a tower and one to rove the parking lot during zoo business hours. One (1) personnel to be located in the campgrounds during daylight, and two during nighttime.

A) of the security personnel should be equipped with some type of communications and should be able to perform first aid.

No additional comments at this time

xxx 149 1873

MEMORANDUM

87-07-17A

TO	Mr. Boyd Arp, Chairman Developmental Impact Committee	DATE	November 3, 1975
FROM	<i>Walter F. Ceiger</i> Walter F. Ceiger, Chief Development Planning Division Dade County Planning Department	SUBJECT	DIC No. 75-643 Dade County Parks and Recreation Department Vicinity S.W. 168 Street and S.W. 127 Avenue Sections: 25, 26, 35, and 36-38-39

REQUEST: Development of County site into a Zoological Park with exhibits and necessary supporting structures and facilities.

RECOMMENDATION: APPROVAL WITH CONDITIONS.

Comments:

Development of the new zoo will be a major decade of progress project covering approximately 740 acres of what was formerly the Richmond Naval Air Base. Other public agencies occupying the former base are the branches of the United States military services and the State. The zoo will be augmented by an adjoining Metropolitan Park Facility (75-GF-42) to the south.

Land uses in the general area including the public facilities consists of low density residential developments to the northeast, east and southeast with suburban residential and agricultural uses to the north, west and southwest. Some soil mining activity is evident to the northwest. Two large scale residential developments in this northwest area (Beebeek and Arvida) are now scheduled for public hearings. The general three square mile area to the southwest of the proposed zoo-park facility will be subject to land use reevaluation during the coming year. In the course of the review, serious consideration will be given to the matter of assessing uses which will be compatible to the zoo operation as well as to the community as a whole. This consideration may be reflected in a recommendation for restricting agricultural uses dealing with animal husbandry.

The new zoo meets the DEI threshold to the extent that more than 1000 cars are projected to be evident for a serial performance facility. In terms of the time frame for use, both the zoo and the park is scheduled for opening in 1980.

Comprehensive Development Master Plan:

Part I The development of the zoo and park has been contemplated for the site ever since the United States Government property had been declared surplus. Preplanning of the site has been closely coordinated with the derivation of the Comprehensive Development Master Plan and therefore is in full accord with the adopted policies of the Master Plan.

BOX 149 M1874

November 2, 1973

Part II The proposed zoo-park is located within the Environmental Protection Guides development zone. No significant negative impact is anticipated to the environment during its construction or as a result of its operation, or upon its completion.

Part III As a major programmed improvement, the zoo and park facilities are integral elements of the Comprehensive Development Master Plan. Because of its speciality, the zoo will generate demands for other uses which may or may not be totally compatible with the community. The relevance of the guidelines for development is more pertinent to this potentiality than to the zoo-park complex in itself.

REMARKS:

Review of this County project relative to the impact criteria as established by Ordinance No. 73-47 reveals the project can comply with the criteria in those terms. In other words, it does conform to all applicable plans and have no significant environmental impact. Neither does it pose problems in terms of provisions for non-transportation Governmental services.

Aside from the positive DIC procedural aspects of the project, the review raised some questions as to, in particular, the design related elements of the zoo plan. Perhaps the following comments may be out of context with this procedural report, however, we felt that it is important enough to "raise the flag" before any detailed designing of the zoo facilities are entered into. The economic feasibility study of the zoo by Dr. T.W. Bruce, Jr., and the DRI for the zoo and park make reference to construction techniques (question #33, page 212 and 213) creating simulated trees, etc. The basic objective to create as natural a setting as possible is a valid one but this objective should be tempered with the realization that total "recall" of any setting is not possible or is necessary to establish a proper frame of reference for viewing. The Washington National Zoo people has cautioned that the emphasis should be placed on the animals and not lose them in the "decorations".

If the above focus towards artificiality is indicative of the basic theme of the zoo, we would be seriously concerned with the final product and what it represents in terms of our area's image.

The specifics or details of any plan is representative of the general design concept and because of this, it is hoped that special consideration be given to a design approach which would stress design unity and integrity and delegate the superficiality to other uses such as amusement parks as cited by the Los Angeles Zoo representatives.

The three lobe design concept which was indicated to be dictated by the functional requirements of the monorail has inherent flexibility for incorporating the zoo geographic theme. However, its juxtaposition with

November 3, 1975

the main pedestrian walkways may result in a sameness of viewing experience for those who wish to try both modes of travel. It has been indicated that this can be overcome if this aspect of the plan is kept in focus throughout the development stages. The Los Angeles Zoo people has noted some social interaction problems where mixed modes of travel are used. In their situation this took the form of surface tramways and pedestrians, however, the implication was that this may be applicable to other mixed movement combinations.

The above two considerations are indicative of the need to resolve specific design aspects of the zoo facilities as development progresses.

This department's recommendation for approval of this plan of the development is with some reservation to these points raised above.

149 1876

MEMORANDUM

TO: Chairman
Developmental Impact Committee

DATE: October 20, 1975

FROM: Walter E. Dinn
Miami-Dade Water & Sewer Authority

SUBJECT: ZOO

Walter E. Dinn

Water and sewer service to the new Zoo on the Richmond Air Base site can be made available by extensions to the existing facilities at S. W. 184th Street at S. W. 115th Avenue. Hopefully, the costs of such extensions could be shared by the Dade County Parks and Recreation Department, the Dade County Board of Public Instruction (which is desirous of water and sewer service for the proposed vocation-technical school) and other governmental agencies on the Air Base site. The Authority has had preliminary negotiations with these parties as well as private developers near the Air Base and believes a multi-party cost participation contract for water and sewer service would be most feasible.

Since the proposed Zoo will also have a non-potable water system with shallow well supply for flushing purposes, cautionary measures should be exercised in the design of the two water systems to prevent any possibility of contaminating the potable supply.

WED/ccr

RECEIVED

OCT 21 1975

BOX 149 K1877

MEMORANDUM

100-27-17A

TO Chairman, D.I.C.

DATE 10-16-1975

SUBJECT Dade County Zoological
Park

FROM *Morris Greenwald*
Morris Greenwald,
Fire Protection Engineer

The response time is covered in the DRI application.

Miami Dade W.A.S.A. will provide Fire Flow.

RECEIVED

OCT 23 1975

COMMUNICATIONS SECTION

EX 149 1878

MEMORANDUM

107.02-11A

TO Mr. Boyd Arp, Chairman
Developmental Impact Committee

FROM A. H. Peavy, Director
Park and Recreation Department

DATE September 10, 1975

SUBJECT Development of Regional
Impact Application

A. H. Peavy

Attached are fifteen (15) copies of the Development of Regional Impact Application for Dade County Zoological Park and South Dade Metropolitan Park. It is the intention of this Department to place this item on the Board of County Commissioners agenda for Public Hearing November 19, 1975. In an attempt to incorporate the comments of all County departments and formulate solution to any possible problem that might arise from our review, it is requested that this project be reviewed by the Developmental Impact Committee at its earliest convenience.

If I or my staff can furnish any additional review information to other County departments, or answer any questions concerning the application, please call my office.

ANP:LR:mc
w/att
cc: R. D. Scherbert

box 149 m1879

RESOLUTION NO. R-1207-75

RESOLUTION APPROVING THE REPORT AND
RECOMMENDATIONS OF THE SOUTH FLORIDA
REGIONAL PLANNING COUNCIL RELATING TO
DADE COUNTY'S APPLICATION FOR A
DEVELOPMENT OF REGIONAL IMPACT FOR
THE DADE COUNTY ZOOLOGICAL PARK AND THE
SOUTH DADE METROPOLITAN PARK

WHEREAS, pursuant to Chapter 380, Florida Statutes, the South Florida Regional Planning Council has reviewed Dade County's application for the Dade County Zoological Park and South Dade Metropolitan Park as a development of regional impact (DRI); and

WHEREAS, the South Florida Regional Planning Council has prepared and submitted its report and recommendations on the regional impact of the said proposed developments; and

WHEREAS, the Board of County Commissioners specifically finds and determines with respect to the proposed developments that:

- (a) The said developments are consistent with the achievement of the objectives of the Dade County Comprehensive Development Master Plan applicable to the area;
- (b) The said developments are consistent with Dade County land development regulations; and
- (c) The said developments are consistent with the report and recommendations of the South Florida Regional Planning Council submitted pursuant to Subsection 380.06(8), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA:

Section 1. The foregoing recitations are hereby adopted and incorporated by reference as Section 1 of this resolution.

Section 2. In accordance with Section 380.06 (11), Florida Statutes, the Dade County Zoological Park and the South Dade Metropolitan Park projects be and the same are hereby approved for development and operation.

Section 3. The County Clerk of this Board is hereby directed to forward a certified copy of this resolution to the South Florida Regional Planning Council.

The foregoing resolution was offered by Commissioner

Clara Oesterle, who moved its adoption. The motion was seconded by Commissioner Sidney Levin, and upon being put to a vote, the vote was as follows:

Neal F. Adams	Aye
Harry P. Cain	Aye
Sidney Levin	Aye
Clara Oesterle	Aye
Beverly B. Phillips	Aye
James F. Redford, Jr.	Aye
Sandy Rubinstein	Aye
Harvey Ruvlin	Aye
Stephen P. Clark	Aye

The Mayor thereupon declared the resolution duly passed and adopted this 18th day of November, 1975.

DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

RICHARD P. BRINKER, CLERK

By:

Deputy Clerk

Approved by County Attorney as to form and legal sufficiency. RAG

RESOLUTION NO. R-1208-75

RESOLUTION APPROVING GENERAL MASTER
PLAN AND AUTHORIZING THE CONSTRUCTION,
ERECTION AND OPERATION OF A NEW SOUTH
DADE METROPOLITAN PARK

WHEREAS, this Board desires to accomplish the purposes outlined in the memorandum from the County Manager, a copy of which is attached to this Resolution, for the reasons delineated therein,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA, that this Board hereby approves the General Master Plan for a new South Dade Metropolitan Park:

Section 1. This Board finds and declares that the construction, erection and operation of a Metropolitan Park is necessary to provide for and protect the public health, safety and welfare of the citizens and residents of Metropolitan Dade County, Florida, and in so finding has considered, among other factors, the type of function involved, the public need therefor, the existing land use pattern in the area, alternative locations for the facility and the nature of the impact of the facility on the surrounding property.

Section 2. This Board approved the recommendations in the attached memorandum and authorized the County Manager to take appropriate action to accomplish them.

The foregoing Resolution was offered by Commissioner

Sidney Levin, who moved its adoption. The motion was seconded by Commissioner Harry P. Cain, and upon being put to a vote, the vote was as follows:

Neal P. Adams	Aye
Harry P. Cain	Aye
Sidney Levin	Aye
Clara Oesterle	Aye
Beverly B. Phillips	Aye
James P. Redford, Jr.	Aye
Sandy Rubinstein	Aye
Harvey Rabin	Aye
Stephen P. Clark	Aye

The Mayor thereupon declared the Resolution duly passed and adopted this 18th day of November, 1975.

DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

RICHARD P. BRINKER, CLERK

Approved by County Attorney as to
form and legal sufficiency. R.A.G.

By: 
Deputy Clerk

B-2

R-1207-75

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RESOLUTION NO. R-2007-75

MMW 25 1944

SERP.C

RESOLUTION APPROVING THE REPORT AND
RECOMMENDATIONS OF THE SOUTH FLORIDA
REGIONAL PLANNING COUNCIL RELATING TO
DADE COUNTY'S APPLICATION FOR A
DEVELOPMENT OF REGIONAL IMPACT FOR
THE DADE COUNTY ZOOLOGICAL PARK AND THE
SOUTH DADE METROPOLITAN PARK

WHEREAS, pursuant to Chapter 380, Florida Statutes, the South Florida Regional Planning Council has reviewed Dade County's application for the Dade County Zoological Park and South Dade Metropolitan Park as a development of regional impact (DRI); and

WHEREAS, the South Florida Regional Planning Council has prepared and submitted its report and recommendations on the regional impact of the said proposed developments; and

WHEREAS, the Board of County Commissioners specifically finds and determines with respect to the proposed developments that:

- (a) The said developments are consistent with the achievement of the objectives of the Dade County Comprehensive Development Master Plan applicable to the area;
- (b) The said developments are consistent with Dade County land development regulations; and
- (c) The said developments are consistent with the report and recommendations of the South Florida Regional Planning Council submitted pursuant to Subsection 380.06(8), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA:

Section 1. The foregoing recitations are hereby adopted and incorporated by reference as Section 1 of this resolution.

Section 2. In accordance with Section 380.06 (11), Florida Statutes, the Dade County Zoological Park and the South Dade Metropolitan Park projects be and the same are hereby approved for development and operation.

Section 3. The County Clerk of this Board is hereby directed to forward a certified copy of this resolution to the South Florida Regional Planning Council.

The foregoing resolution was offered by Commissioner Clara Oesterle, who moved its adoption. The motion was seconded by Commissioner Sidney Levin, and upon being put to a vote, the vote was as follows:

Neal F. Adams	<u>Aye</u>
Harry P. Cain	<u>Aye</u>
Sidney Levin	<u>Aye</u>
Clara Oesterle	<u>Aye</u>
Beverly B. Phillips	<u>Aye</u>
James F. Redford, Jr.	<u>Aye</u>
Sandy Rubinstein	<u>Aye</u>
Harvey Ruvin	<u>Aye</u>
Stephen P. Clark	<u>Aye</u>

The Mayor thereupon declared the resolution duly passed and adopted this 18th day of November, 1975.

DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

RICHARD P. BRINKER, CLERK

Approved by County Attorney as
to form and legal sufficiency. RAG

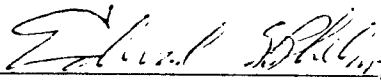
By: EDWARD D. PHELAN
Deputy Clerk.

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I, RICHARD P. BRINKER, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No: R-1207-75, adopted by the said Board of County Commissioners at its meeting held on November 18, 19 75

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 21st day of November, A. D. 19 75.

RICHARD P. BRINKER, Ex-Officio Clerk
Board of County Commissioners
Dade County, Florida

By 
Deputy Clerk

SEAL

Board of County Commissioners
Dade County, Florida

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B-3
R-771-84

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Water theme
Park

33 5425-332-101

71.2 A 372.86 ac.

S.W. 117th / 168th

Amended
Agenda Item No. 2(1)
6-19-84

RESOLUTION NO. R-771-84

RESOLUTION APPROVING CONCEPT OF ERECTION
AND CONSTRUCTION OF A WATER THEME PARK ON
119 ACRES ADJACENT TO METROZOO AT S.W. 152
STREET AND 124 AVENUE AND AUTHORIZING COUNTY
MANAGER TO TAKE FURTHER ACTION

SEPPC

OCT 9 1997

WHEREAS, this Board desire to accomplish the purposes
outlined in the accompany memorandum, a copy of which is
incorporated herein by reference and has conducted a public
hearing in compliance with the provisions of Section 33-303
of the Code of Metropolitan Dade County, Florida,

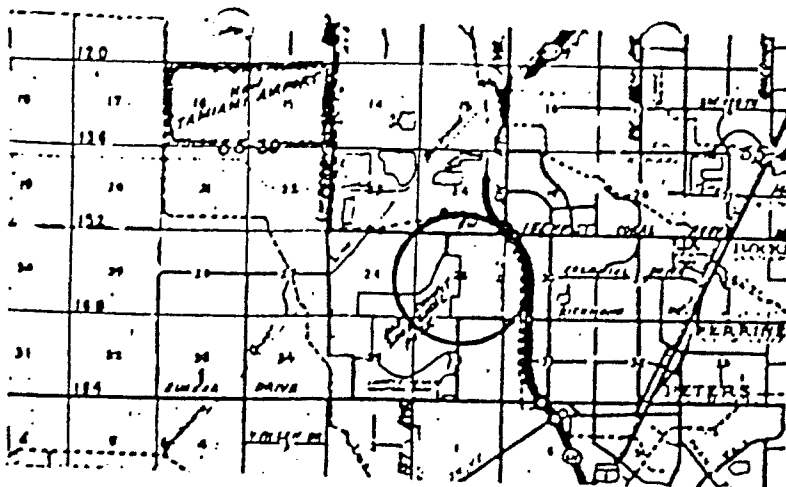
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF DADE COUNTY, FLORIDA, that:

Section 1. This Board hereby finds and declares that
the concept of the erection, construction and operation of a
water theme park on 119 acres of property located at S.W. 152
Street and 124 Avenue,

Legal Description of a Lease Portion of Land of the
Metrozoo (Old Richmond Naval Air Base) Lying on Section
25, Township 55 S, Range 39 E, Dade County, Florida

Commence at the S 1/4 Cor. of Section 25, Township 55 S,
Range 39 E; thence southwesterly along the south line
of said Section 25, S 87° 52' 52" W, a distance of 528.20
feet, to the Point of Beginning of the herein described
portion of land; thence N 2° 00' 49" W a distance of
1,336.18 feet; thence N 87° 52' 28" E, a distance of
394.05 feet; thence N 2° 07' 55" W, a distance of
2,475.31 feet; thence S 87° 36' 0" W, a distance of
888.11 feet; thence southwesterly 70.00 feet from and
parallel with the centerline of the median of the zoo
entrance road for the six following courses, S 14°
08' 00" W, a distance of 223.11 feet, S 20° 26' 22" W,
a distance of 1,510.26 feet, S 24° 55' 51" W, a distance
of 201.28 feet, S 30° 49' 30" W, a distance of 267.41
feet, S 12° 15' 16" W, a distance of 454.58 feet, and
S 9° 45' 35" W, a distance of 623.77 feet; thence S
76° 52' 31" E, a distance of 715.77 feet; thence S
29° 35' 42" W, a distance of 653.57 feet; thence N 87°
51' 54" E, a distance of 1,265.16 feet to the Point of
Beginning, containing 119 acres more or less

is necessary to provide for and protect the public health, safety
and welfare of the citizens and residents of Metropolitan Dade
County, Florida, and, in so finding, has considered, among other
factors, the type of function involved, the public need therefor,

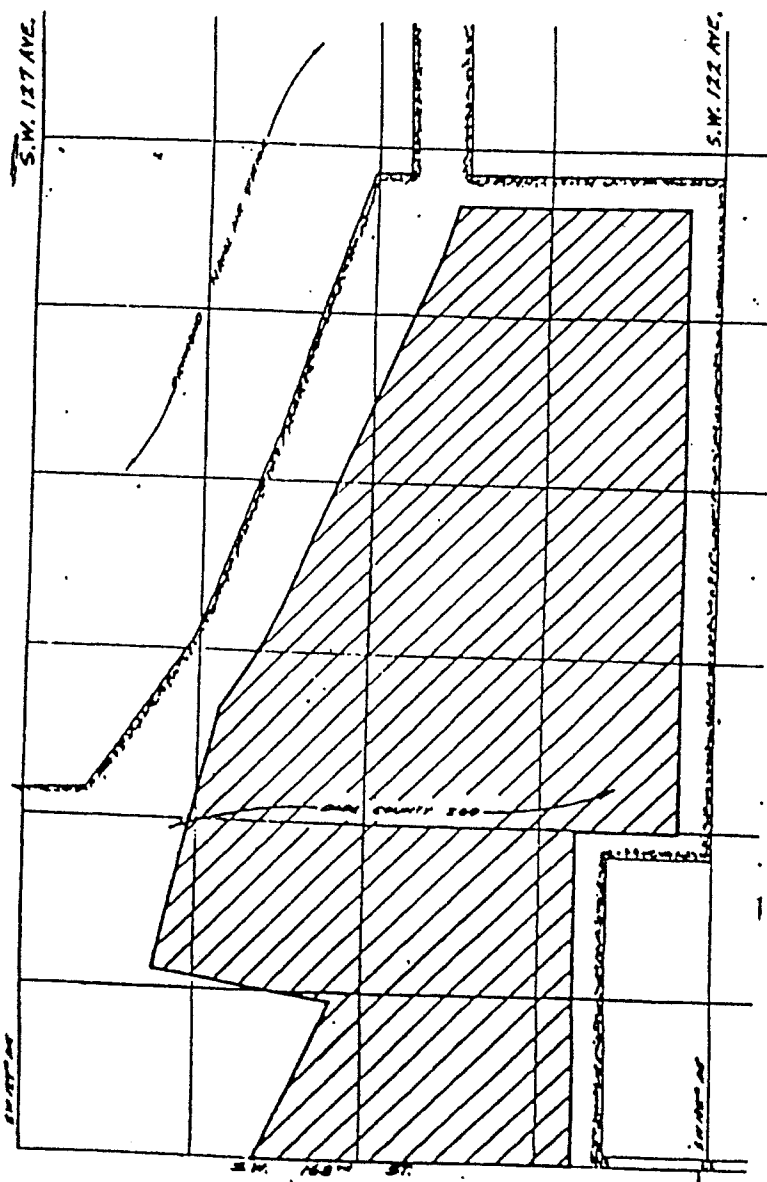


Sec. 25

Twp. 55

Rge. 39

LOCATION MAP



K

LEGEND

5. A children's water walk, including musical fountains, water cannons, and gun boats.
6. Remote control boats and bumper boat area.
7. A water rampage.
8. A water course for small, limited horsepower speed boats, sailboats, and paddle boats.
9. Kiddie play areas with emphasis on educational game activities.
10. Picnic areas, jogging trails, and a vita course.
11. A major man-made lake, approximately nine acres in size, will be the main feature of the entire water theme park. This body of water will serve as the primary interphase element with the second phase of development.
12. A 1,000-seat amphitheater for outdoor plays and musicals.
13. Support facilities such as an information and hospitality services building, gift shop, locker rooms, children's arcade, nurses station and day care unit, family sit-down restaurant, and a variety of fast foods and beverage concession shelters.

Neptune's Waterworks features site planning characteristics which facilitate joint sharing of common facilities between Metrozoo and the aquatic theme park. In addition, the various attractions have been zoned to avoid conflicting visual or audio intrusions among the facilities. Providing a variety of water-oriented leisure time activities to the people of Dade County will be the function of Neptune's Waterworks at Metrozoo.

EXISTING LAND USE PATTERN AROUND PROPOSED FACILITY:

The proposed site for Neptune's Waterworks is located (north limit of property) 1,500 foot south of Coral Reef Drive, S. W. 152 Street at S. W. 124 Avenue. The site is bordered on the west, north and east by property that was formerly a part of Richmond Naval Air Station.

Directly north of this proposed site, extending to the south side of S. W. 152 Street, is the United States Coast Guard Housing Facility. To the east of this tract, proposed for location of the water theme park, is mostly vacant land (more than one half mile in width) that contains the Naval Observatory Time Service Facility, F.A.A. radar antenna site, and the U. S. Air Force radar antenna site. The Metrozoo adjoins this proposed site on the south. The Gold Coast Railroad and Museum is proposed for location on the west side of the water theme park site. A large single-family home development exists to the southeast (600 feet separation at nearest points) of this site on the east side of S. W. 122 Avenue and south of 168 Street. The proposed Neptune's Waterworks at Metrozoo is compatible with surrounding land use.

ALTERNATE LOCATIONS CONSIDERED:

Alternate locations were not considered for this proposed water theme park. The concept proposed is for a compatible attraction on County property adjacent to Metrozoo that will promote interest and attendance at the Metrozoo complex.

FACILITY IMPACT ON SURROUNDING PROPERTY

Metrozoo is a state of the art zoological park located on 740 acres of land and the proposed development of Neptune's Waterworks adjacent to the zoo will significantly expand the recreational value of the complex without causing significant negative impact on the surrounding community.

The increased traffic flow that will be generated by the

MEMORANDUM

TO : Diana M. Gonzalez
Capital Improvements Division
Office of the County Manager

DATE : May 31, 1984

SUBJECT :

FROM :

Rafael Rodon, P.E., Chief
Environmental Planning Division
Environmental Resources Management

Neptune's Waterworks
at Metrozoo

The following comments and information are offered concerning the development of a water theme park on approximately 119 acres northeast of the existing Metrozoo:

The subject property consists of approximately 119 acres, of which a large portion (approximately 1/2 to 2/3) is highly disturbed and of low environmental sensitivity. Large stands of slash pine do occur on site, primarily along the eastern 1/3 of the subject property. While DERM offers no objection to the concept of developing a water theme park on this site, significant environmental concerns (i.e. tree preservation, water and sewer service and drainage requirements) will influence the overall magnitude of such a project.

Approximately 40 to 50 acres of the property contain slash pines and associated understory. Pineland resources represent areas of high environmental sensitivity in which a large number of rare and endangered floral and fauna species exist. Preliminary site inspections of the area revealed several stands of large, healthy pines with high understory species diversity including sixteen species listed as rare or endangered. Attached is an aerial photograph delineating those portions of the subject property which contain environmentally sensitive pinelands. Development of the site plans for the property must be sensitive to those areas delineated on the attached aerial photograph. A Dade County Tree Removal Permit shall be required prior to site development. Permit conditions shall include the establishment of pineland preservation areas (see attached aerial photograph) and mitigation for those pines permitted for removal. The developer should contact DERM staff as early as possible in order to coordinate the development of site plans for the water theme park which incorporate DERM's tree preservation concerns and requirements.

Water and Sewer Service

The subject property is located within the assigned water and sewer service area of the Miami-Dade Water and Sewer Authority Department (MDWASAD). An 8-inch water main and a sanitary sewer force main are located west of the property near the Metrozoo entrance drive. In addition, a 16-inch water main has been approved adjacent to the 8-inch water line. The proposed facility must be connected to both public water and sewers. An analysis of these mains must be made to ascertain capacity problems in terms of the water main providing adequate fire flow and the sewer line being able to handle the increased flows that would result from such a development.

Water Management

All stormwater runoff from the proposed development must be retained on site. This may be accomplished through the use of infiltration or scoping

MEMORANDUM

TO Richard Young
Public Works Department

FROM *Jerry A. Proctor*
Jerry A. Proctor
Building and Zoning Department

DATE May 23, 1984

SUBJECT Dade County Park
and Recreation Dept.
(Neptune's Waterworks
at Metrozoo)
Sec. 25, Twp. 55, Rge. 39

SITE PLAN REVIEW

1. The plans for the northerly property area regarding future expansion, lake siting, right of first refusal, trailer parking, etc. should be clarified in the letter of intent.

COMMENTS AND RECOMMENDATIONS

The location of this proposed water attraction facility within the Metrozoo complex is remote and generally non-interfering to zoo animals and patrons and nearby residents alike. Other than having concerns about the eventual development of the northerly property area, particularly with respect to the need to buffer park activity from the northerly adjacent residences, we fully support the applicant's concept. Approval should be made subject to the following conditions:

1. That final plans be administratively approved before the issuance of building permits.
2. Any DERM conditions relative to lakes, etc.
3. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a certificate of use and occupancy.

JBP/lw

cc: Robert J. Bredahl

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B-4
Z-169-86

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BJO 17M1 Metro -
DR

1986 OCT 24 PM 12: 03

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OFF. REC. 13061 PG2038

S.F.R.P.C.

NOV 10 1986

NOTICE OF ADOPTION OF DEVELOPMENT ORDER

TO WHOM IT MAY CONCERN:

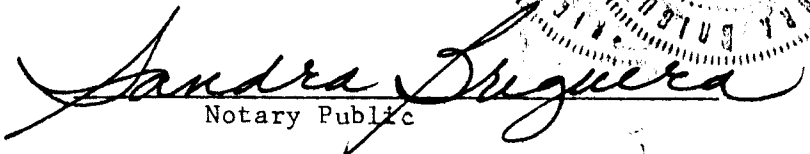
Notice is hereby given that on the 17th day of July, 1986, the Board of County Commissioners of Metropolitan Dade County, by Resolution Z-169-86, pursuant to Sec. 380.6(14)d, Florida F.S. 1984, adopted an amendment to Development Order for the Dade County Park and Recreation Department, Resolution No. R-1207-75, which constitutes a land regulation applicable to the property described in Exhibit A, attached hereto and made part hereof and runs with the land and is binding upon the applicant, its successors and assigns, jointly and severally.

The recording of this Notice shall not constitute a lien, cloud or encumbrance on the real property, nor actual nor constructive notice of any such lien, cloud or encumbrance.

Copies of the Development Order may be examined in the Office of the Director of Building and Zoning, Metropolitan Dade County, Metro-Dade Center, 111 NW 1st Street, Suite 1010, Miami, Florida, 33128-1974.

Filed this 3rd day of October 1986, by Bill Bird, Director, Park and Recreation Department, 50 SW 32nd Road, Miami, Florida, 33129.

SWORN AND SUSCRIBED before me this 3 day of October, 1986.


Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAY 30, 1989
BONDED THRU GENERAL INS. URO.

86-457/25/26/35/36-55-39

RESOLUTION NO. Z-169-86

WHEREAS, DADE COUNTY PARKS & RECREATION, had applied for an unusual use to permit further lake excavation at the Metrozoo and further relocation of the Monorail maintenance facilities and for the rescission of Resolution R-771-84 which previously approved a water theme amusement park at the Metrozoo.

WHEREAS, DADE COUNTY PARKS & RECREATION, had applied for the following:

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to Section 380.06(19) of the Florida Statutes with respect to the request above mentioned.

SUBJECT PROPERTY: Being a portion of Sections 25, 26, 35, and 36, Township 55 South, Range 39 East, more particularly described as follows:

Commence at the Northwest corner of the NE 1/4 of said Section 26; thence run S1°44'1"E along the west line of the NE 1/4 of said Section 26 for 35'; thence run S88°5'3"W along a line parallel with and 35' south of as measured at right angles to the north line of NW 1/4 of said Section 26 for 42.17' to a point on the next described line; thence run S38°47'18"W along the SE/ly Right-of-Way line of the Seaboard Railroad, for 4,124.57' to a point on the next described line; thence run S3°7'3"E along a line parallel with and 35' east of as measured at right angles to the west line of the SW 1/4 of said Section 26 for 603.63'; thence run N87°59'41"E along a line parallel with the south line of the SW 1/4 of said Section 26 for 1,725'; thence run S3°7'3"E along a line parallel with the west line of the SW 1/4 of said Section 26 for 308.25' to the Point of beginning; thence run N85°39'1"E for 3,904.77'; thence run N31°9'8"E for 750'; thence run N6°32'5"E for 929.04'; thence run N16°48'39"E for 986.03'; thence run N87°29'25"E along a line parallel with the north line of the NW 1/4 of said Section 25 for 1,554.39' to a point on the next described line; thence run S2°6'52"E along the east line of the west 1/2 of said Section 25 for 2,705.53'; thence run S87°53'39"W, along a line parallel with the south line of the SW 1/4 of said Section 25 for 400'; thence run S2°6'52"E along a line parallel with the east line of the aforementioned west 1/2 of said Section 25 for 1,200' to a point on the next described line; thence run N87°53'39"E along a line parallel with and 35' north of as measured at right angles to the aforementioned south line of the SW 1/4 of said Section 25 for 365' to a point on the next described line; thence run S2°6'52"E along a line parallel with and 35' west of the east line of the aforementioned west 1/2 of said Section 25 for 35'; thence run S2°42'5"E along a line parallel with and 35' west of the east line of the NW 1/4 of said Section 36 for 2,704.08'; thence run S2°42'17"E along a line parallel with and 35' west of as measured at right angles to the east line of the SW 1/4 of said Section 36 for 2,666.54' to a point on the next described line; thence run S87°42'31"W along a line parallel with and 35' north of as measured at right angle to the south line of the SW 1/4 of said Section 36 for 2,628.51'; thence run S87°44'1"W along a line parallel with and 35' north of as measured at right angles to the south line of the SE 1/4 of said Section 35 for 2691.22'; thence run S87°43'49"W along a line parallel with and 35' north of the south line of the east 1/2 of the SW 1/4 of said Section 35 for 1,310.35' to a point on the next described line; thence run N2°55'38"W along a line parallel with and 35' east of the west line of the east 1/2 of the SW 1/4 of said Section 35 for 2,715.09'; thence run N88°19'11"E along the north line of the east 1/2 of the SW 1/4 of said Section 35; for 1,318.24'; thence run N2°45'54"W along the eastline of the NW 1/4 of said Section 35 for 2,655.01' to a point on the next described line; thence run S87°59'41"W along a line parallel with and 35' south of the north line of the NW 1/4 of said Section 35 for 943.88'; thence run N2°45'54"W along a line parallel with the east line of the NW 1/4 of said Section 35 for 35' to a point on the north line of the NW 1/4 of said Section 35; thence run N3°7'3"W, parallel with the west line of the SW 1/4 of said Section 25 for 1,291.75' to the Point of Beginning.

In addition, parcel of land lying in the west 1/2 of Section 25, Township 55 South, Range 39 East, and being more particularly described as follows:

Commence at the Northeast corner of the NW 1/4 of said Section 25; thence run S2°6'52"E along the east line of the NW 1/4 of said Section 25 for a distance of 1,435' to the Northeast corner of the Dade County Zoo Property as described in that Quit Claim Deed dated October 1, 1974, recorded in Official Records Book 8799, Page 1589 and filed October 7, 1974; thence run S87°29'25"W along the north line of said Dade County Zoo Property for a distance of 970' to the Point of beginning of the parcel of land hereinafter to be described; thence run N2°6'52"W parallel with the east line of the NW 1/4 of said Section 25 for a distance of 1,400' to a point on the south line of the north 35' of the NW 1/4 of said Section 25; thence run S87°29'25"W along the south line of the north 35' of the NW 1/4 of said Section 25 for a distance of 220.01' to a point; thence run S2°6'52"E parallel with the east line of the NW 1/4 of said Section 25 for a distance of 1,400' to a point on the north line of said Dade County Zoo Property; thence run N87°29'25"E along the north line of said Dade County Zoo Property for a distance of 220.01' to the Point of Beginning.

Less and except, that portion of the SW 1/4 of said Section 36, Township 55 South, Range 39 East, described as follows:

Commence at the Southeast corner of the SW 1/4 of said Section 36, thence run N2°42'17"W, along the east line of the SW 1/4 of said Section 36, same line begin the centerline of S.W. 122nd Avenue, for a distance of 167', to a point; thence run S87°42'31"W, 167' north of and parallel to the south line of the SW 1/4 of said Section 36, for a distance of 35' to the Point of beginning of the parcel of land hereinafter described; thence run N2°42'17"W, 35' west of the east line of said SW 1/4 of said Section 36, for a distance of 1,490', to a point; thence run S87°42'31"W, parallel with the south line of the SW 1/4 of said Section 36, for a distance of 597.71', to a point; thence run S28°52'18"W, for a distance of 864.77', to a point; thence run S2°42'17"E, 1,085' west of and parallel to the east line of the SW 1/4 of said Section 36, for a distance of 750', to a point; thence run N87°42'31"E, 167' north of and parallel to the south line of the SW 1/4 of said Section 36, for a distance of 1,050' to the Point of beginning;

Less and except, a parcel of land lying in the west 1/2 of Section 25, Township 55 South, Range 39 East, and being more particularly described as follows:

Commence at the Northeast corner of the NW 1/4 of said Section 25; thence run S2°6'52"E along the east line of the NW 1/4 of said Section 25 for a distance of 1,435' to a point; thence run S87°29'25"W for a distance of 1,334.39' to the Point of beginning of the parcel of land hereinafter to be described; thence run S16°48'39"W for a distance of 1,097.39' to a point; thence run S19°32'37"W for a distance of 876.94' to a point; thence run N6°32'5"E for a distance of 929.4' to a point; thence run N16°48'39"E for a distance of 986.03' to a point; thence run N87°29'25"E for a distance of 220' to the Point of beginning.

LOCATION: 12400 S.W. 152 Street, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were heard, at which time it was noted that neither the South Florida Regional Planning Council nor the Florida State Planning Agency appeared or participated in the hearing, and

WHEREAS, it is the opinion of this Board that the modifications to the original Metrozoo Development Master Plan would have a negligible impact on the surrounding areas and will enhance the attractiveness of the facilities to the general public, and

WHEREAS, this Board having considered Section 380.06(19) of the Florida Statutes pertaining to substantial deviations and, particularly, paragraphs (a) and (e) and the threshold in paragraph (b), and presumptions set forth in paragraphs (c) and (d) finds that there is no need for further Development of Regional Impact (DRI) Review;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the previous Development Order (Resolution # R-1207-75 pertaining to this Development is hereby amended and the aforementioned changes are hereby incorporated in the Development Order;

BE IT FURTHER RESOLVED that the applicant shall record with the Clerk of Dade County Circuit Court, pursuant to Section 380.06(15)(f)1 Florida Statutes 1985, a Notice of Adoption of the modified Development Order.

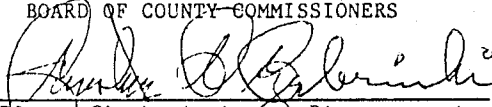
The foregoing resolution was offered by Commissioner Clara Oesterle, seconded by Commissioner Beverly B. Phillips, and upon poll of members present the vote was as follows:

Barbara M. Carey	absent	Barry D. Schreiber	aye
Clara Oesterle	aye	Jorge (George) Valdez	aye
Beverly B. Phillips	aye	Sherman S. Winn	aye
James F. Redford, Jr.	aye	Stephen P. Clark	aye
Harvey Ruvin	absent		

The Mayor thereupon declared the resolution duly passed and adopted this 17th day of July, 1986.

CERTIFIED COMPLETE TRUE AND ACCURATE COPY

July, 1986
No. 86-7-CC-16
8/27/86
mr

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS
By 
Deputy Clerk, Assistant Director and
Legal Counsel Dade County Building
and Zoning Department.

This resolution transmitted to the Clerk of the Board of County Commissioners
on the 27th day of August 1986.

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA.
RECORD VERIFIED
RICHARD P. BRINKER
CLERK CIRCUIT COURT